



PRELIMINARY FINANCIAL STATEMENTS



A COMMUNITY OF POSSIBILITIES

PRELIMINARY FINANCIAL STATEMENTS

For the Month and Year-to Date Ended **December 31, 2022**

Issue Date: **January 17, 2023**

(Unaudited and Subject to Review)

OPPORTUNITY HOME SAN ANTONIO COMBINED

1. Summarized Combined Income Statement | Current Month
2. Summarized Combined Income Statement | Year-To-Date
3. Summarized Combined Balance Sheet

DIANA K. FIEDLER
Chief Financial Officer

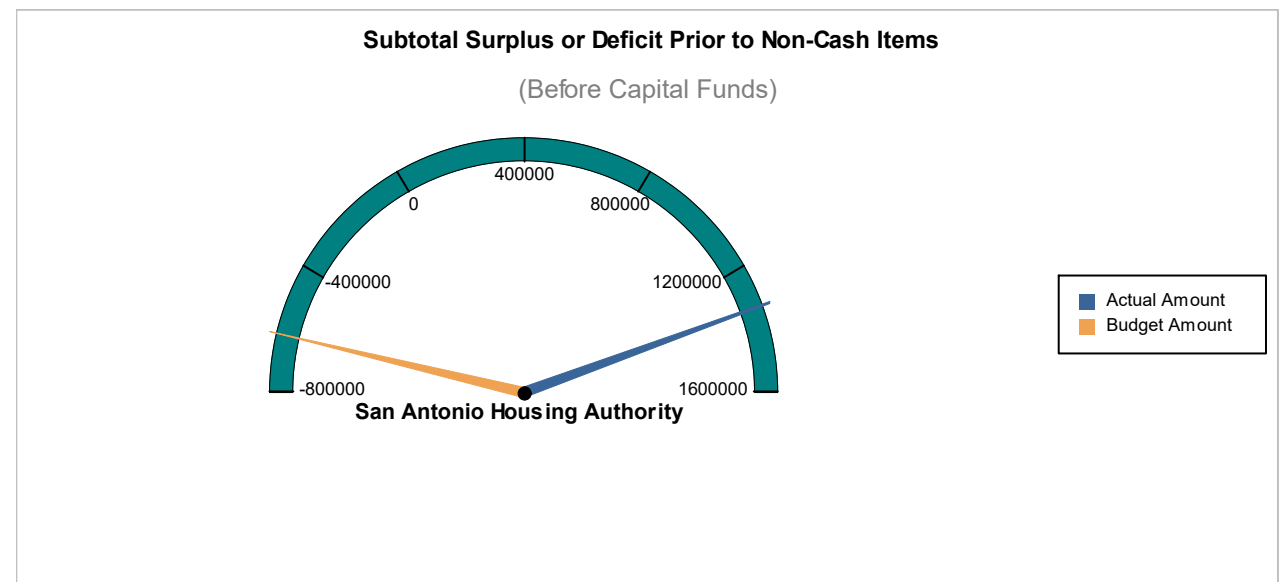
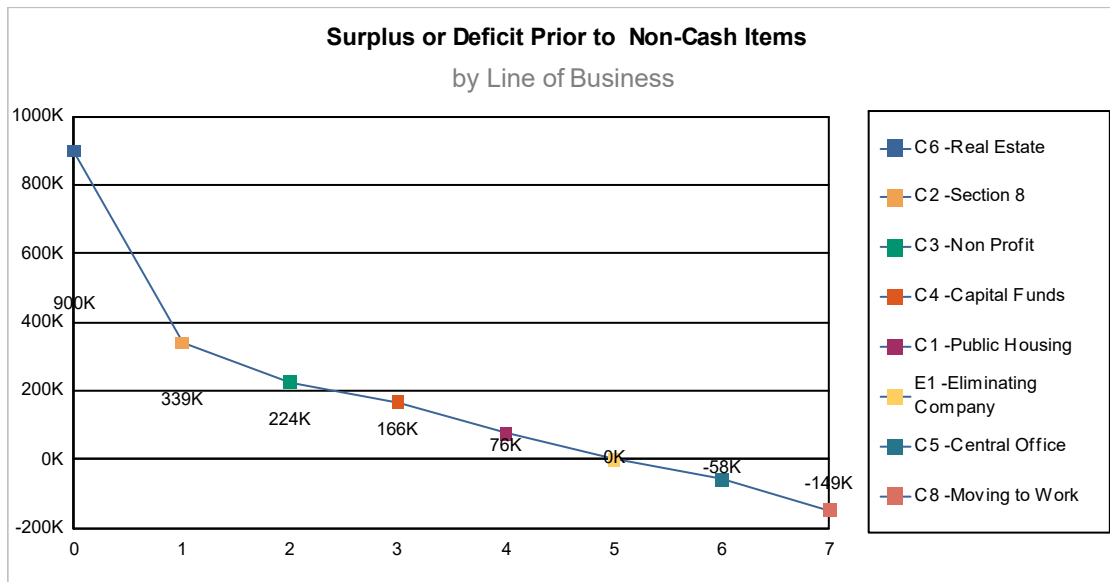
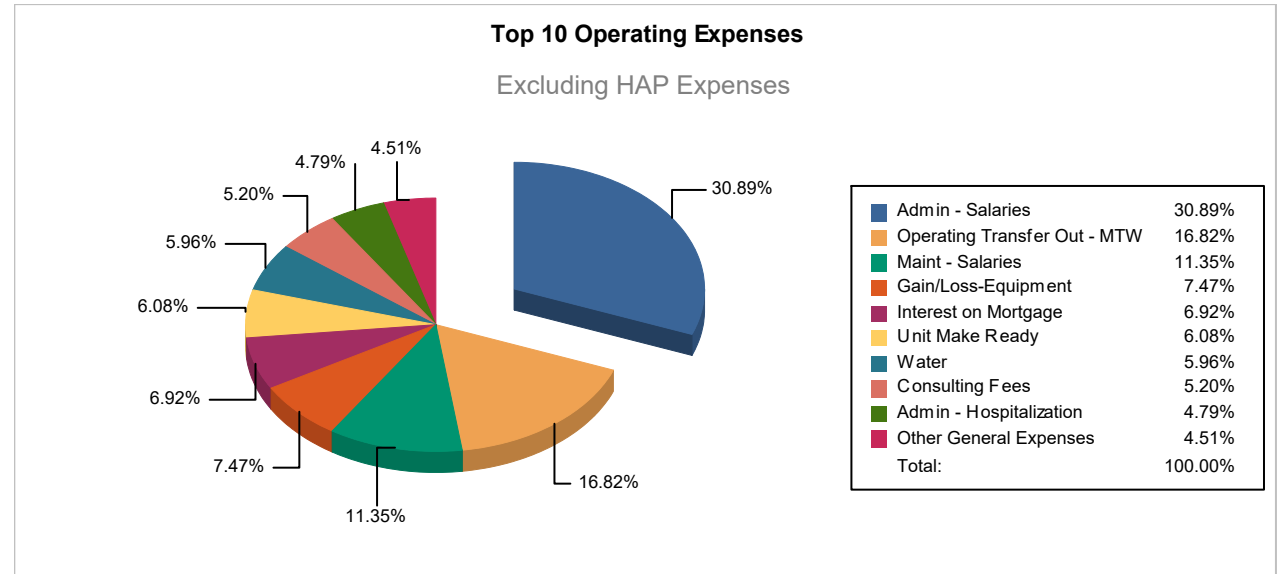
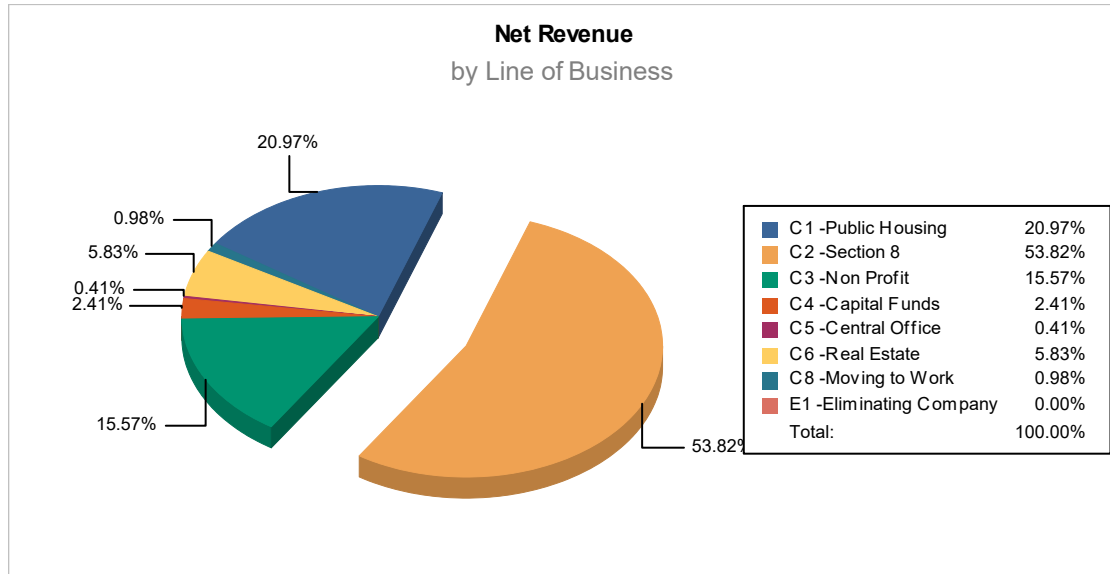
LINDA LE
Controller

JENNIFER MIRELES
Budget Manager



San Antonio Housing Authority
Combined Income Statement - Current Month
Period Ending December 31, 2022
Actual Amounts Vs. Approved Budget Comparison

Account Description	Public Housing		Section 8		Beacon		Real Estate		Central Office		Community Initiatives		Subtotal		Capital Funds		Elim Company		Combined Total		
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	
Revenue																					
Rental Revenue	968,342	968,318			2,399,363	2,897,302							3,367,705	3,865,620					3,367,705	3,865,620	
Bad Debt, Net of Collections	(188,130)	(30,426)			(272,571)	(131,405)							(460,702)	(161,831)					(460,702)	(161,831)	
Other Tenant Revenue	15,065	15,429			126,402	140,489							141,466	155,918					141,466	155,918	
Grants	2,674,864	2,323,958	1,168,080	847,840	332,553	290,028					118,236	143,331	4,293,733	3,605,156	403,435	1,377,913	(52,399)		4,644,768	4,983,069	
HAP Revenue			7,829,806	8,761,405									7,829,806	8,761,405					7,829,806	8,761,405	
Miscellaneous Revenue	36,033	22,569	150	2,000	17,011	10,501	975,126	573,951	68,477	117,424	46,224	23,510	1,143,022	749,954			(70,420)	(97,896)	1,072,602	652,058	
Net Revenue	3,506,173	3,299,847	8,998,036	9,611,245	2,602,758	3,206,915	975,126	573,951	68,477	117,424	164,460	166,841	16,315,031	16,976,222	403,435	1,377,913	(122,819)	(97,896)	16,595,647	18,256,240	
Operating Expense																					
Salaries and Benefits	1,181,620	1,426,889	530,862	587,774	727,382	852,120	202,687	218,614	924,106	1,134,501	255,708	324,566	3,822,366	4,544,464					3,822,366	4,544,464	
Supplies and Materials	269,976	178,341		2	95,419	109,632			2,037	2,071	2,247		369,679	290,046					369,679	290,046	
Fleet Costs	22,592	15,436	1,214	2,326	3,262	2,956		283	1,294	3,638		315	28,361	24,954					28,361	24,954	
Outside Services	1,022,871	647,789	54	37	378,676	422,707	1,854	6,867	5,052	33,767			1,408,507	1,111,166		5,998			1,408,507	1,117,163	
Utilities	387,296	487,683			284,970	301,463	156	238	15,103	12,493			687,526	801,876					687,526	801,876	
Protective Services	69,140	59,664		333	50,697	37,772		367	10,778	14,083		475	130,615	112,695					130,615	112,695	
Insurance	41,892	159,367	11,657	12,041	20,552	170,126	788	2,946	7,802	11,603	2,129	3,137	84,820	359,218					84,820	359,218	
HAP Expense			7,376,598	8,736,361									7,376,598	8,736,361					7,376,598	8,736,361	
Other Expenses	151,691	245,495	72,046	177,650	102,307	194,190	201,944	100,270	297,176	198,620	66,756	75,916	891,920	992,140		3,388	(82,138)	(109,160)	809,781	886,368	
Total Operating Expense	3,147,078	3,220,664	7,992,431	9,516,523	1,663,266	2,090,966	407,429	329,584	1,263,348	1,410,776	326,840	404,409	14,800,391	16,972,920		9,385	(82,138)	(109,160)	14,718,253	16,873,146	
Total Operating Income	359,096	79,184	1,005,605	94,721	939,492	1,115,950	567,696	244,367	(1,194,871)	(1,293,352)	(162,379)	(237,568)	1,514,639	3,302	403,435	1,368,528	(40,681)	11,264	1,877,393	1,383,094	
Non-Operating Income (Expense)																					
Interest Expense	(19,197)	(19,134)			(538,948)	(442,588)		(167)					(558,145)	(461,888)	(25,631)	(25,631)	59,634	34,038	(524,141)	(453,482)	
Interest Income	202,897	96,662	29,682	38	179,666	22,416	191,293	15,345	40,795	100	2,583	1	646,915	134,562	9,327	10	(59,634)	(34,038)	596,607	100,535	
Replacement/Extraordinary Item	(122,967)	(120,673)			(106,344)	(133,203)			(23,528)	(580)			(252,839)	(254,455)					(252,839)	(254,455)	
Other Income (Expense)	(242,760)	(241,255)		425		(41,844)		(2,450)		708			(242,760)	(284,416)			52,399		(190,361)	(284,416)	
Management Fees	(487,414)	(484,091)	(243,077)	(262,585)	(249,835)	(286,290)	(525)	(431)	1,119,404	1,145,819	(693)	(569)	137,860	111,852	(134,642)	(109,869)	(11,718)	(11,264)	(8,500)	(9,281)	
Transfers	386,531	123,237	(453,208)				141,638						11,551	7,465	86,511	130,703	(86,511)	(130,703)		0	
Total Non-Operating Income (Expense)	(282,909)	(645,253)	(666,603)	(262,123)	(715,462)	(881,509)	332,405	12,297	1,136,671	1,146,048	13,440	6,897	(182,458)	(623,643)	(237,457)	(266,192)	40,681	(11,264)	(379,234)	(901,099)	
Surplus or Deficit Prior to Non-Cash Items	76,186	(566,069)	339,002	(167,402)	224,030	234,441	900,102	256,664	(58,200)	(147,304)	(148,939)	(230,671)	1,332,181	(620,341)	165,978	1,102,336			1,498,159	481,995	
Non-Cash Items																					
Depreciation & Amortization	(700,806)	(845,639)	(2,093)	(1,288)	(466,204)	(389,908)	(766)	(766)	(11,348)	(8,238)			(1,181,218)	(1,245,839)					(1,181,218)	(1,245,839)	
Non-Oper Income (Expense)	(1,379,510)	994,794				(4,719)	86,342	(26,000)		25			(1,293,169)	964,100		(1,102,668)			(1,293,169)	(138,568)	
Total Non-Cash Items	(2,080,317)	149,155	(2,093)	(1,288)	(466,204)	(394,627)	85,575	(26,766)	(11,348)	(8,213)			(2,474,386)	(281,739)		(1,102,668)			(2,474,386)	(1,384,407)	
Change In Net Assets	(2,004,130)	(416,914)	336,909	(168,689)	(242,173)	(160,186)	985,677	229,898	(69,548)	(155,517)	(148,939)	(230,671)	(1,142,205)	(902,080)	165,978	(332)			(976,227)	(902,412)	

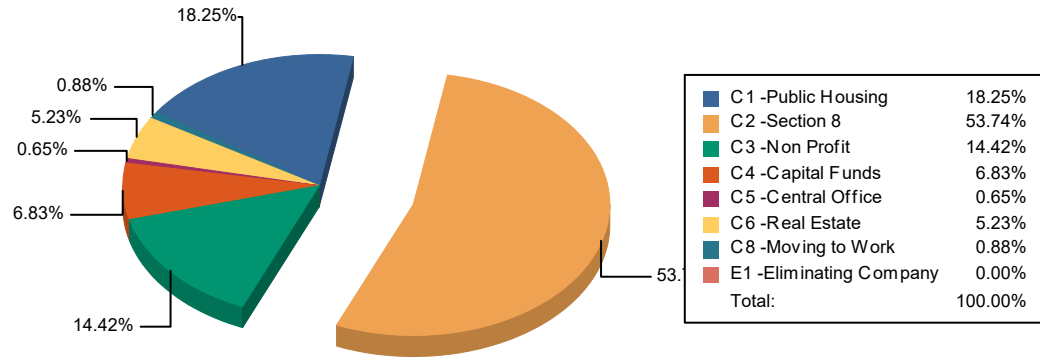




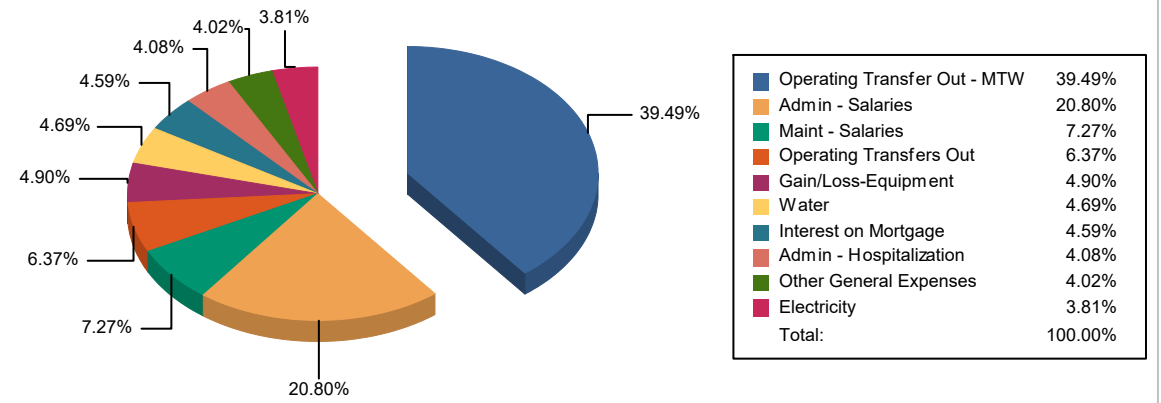
San Antonio Housing Authority
Combined Income Statement - Year-To-Date
Period Ending December 31, 2022
Actual Amounts Vs. Approved Budget Comparison

Account Description	Public Housing		Section 8		Beacon		Real Estate		Central Office		Community Initiatives		Subtotal		Capital Funds		Elim Company		Combined Total	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Revenue																				
Rental Revenue	5,565,321	5,809,905			14,611,609	17,352,069							20,176,930	23,161,975					20,176,930	23,161,975
Bad Debt, Net of Collections	(597,469)	(182,554)			(1,492,918)	(789,749)							(2,090,388)	(972,304)					(2,090,388)	(972,304)
Other Tenant Revenue	87,838	92,575			818,022	872,125							905,860	964,700					905,860	964,700
Grants	14,921,763	13,943,747	6,157,226	5,087,040	1,861,134	1,720,506					642,846	859,984	23,582,970	21,611,276	7,510,103	8,267,478	(296,808)		30,796,265	29,878,754
HAP Revenue			52,953,558	52,568,429									52,953,558	52,568,429					52,953,558	52,568,429
Miscellaneous Revenue	95,531	135,511	11,373	12,000	68,833	67,782	5,748,741	3,466,727	716,840	704,541	327,580	141,060	6,968,898	4,527,621			(490,604)	(586,874)	6,478,294	3,940,747
Net Revenue	20,072,984	19,799,184	59,122,156	57,667,468	15,866,680	19,222,732	5,748,741	3,466,727	716,840	704,541	970,426	1,001,043	102,497,828	101,861,696	7,510,103	8,267,478	(787,412)	(586,874)	109,220,519	109,542,300
Operating Expense																				
Salaries and Benefits	6,297,378	7,526,482	2,658,873	3,114,010	3,862,070	4,755,661	887,475	1,231,148	5,164,861	6,392,727	1,343,488	1,738,943	20,214,146	24,758,972					20,214,146	24,758,972
Supplies and Materials	1,700,592	1,070,047		10	791,784	658,421			10,794	12,425	2,247		2,505,416	1,740,903					2,505,416	1,740,903
Fleet Costs	115,748	92,618	19,035	13,955	20,378	18,283	160	1,700	21,456	21,829	1,888		176,777	150,274					176,777	150,274
Outside Services	6,222,823	3,886,735	334	220	2,543,730	2,547,151	31,866	41,200	84,752	202,600			8,883,505	6,677,906	188,334	35,985			9,071,840	6,713,891
Utilities	2,723,035	2,926,499			1,919,064	1,812,252	985	1,425	96,294	74,956			4,739,379	4,815,132					4,739,379	4,815,132
Protective Services	308,707	357,985		2,000	193,389	226,634	1,396	2,200	51,150	84,500		2,850	554,642	676,169					554,642	676,169
Insurance	888,779	968,536	56,412	77,129	1,001,346	1,027,506	55,437	18,549	43,594	77,345	8,783	21,467	2,054,350	2,190,531					2,054,350	2,190,531
HAP Expense			45,283,506	52,418,166									45,283,506	52,418,166					45,283,506	52,418,166
Other Expenses	1,190,742	1,401,089	672,638	1,047,101	1,006,256	1,109,411	799,203	597,525	1,400,245	1,160,673	472,061	450,730	5,541,143	5,766,530	2,000	20,328	(560,088)	(654,460)	4,983,055	5,132,398
Total Operating Expense	19,447,804	18,229,991	48,690,798	56,672,592	11,338,018	12,155,318	1,776,522	1,893,747	6,873,145	8,027,055	1,826,578	2,215,879	89,952,865	99,194,583	190,334	56,313	(560,088)	(654,460)	89,583,112	98,596,436
Total Operating Income	625,180	1,569,193	10,431,359	994,877	4,528,662	7,067,414	3,972,219	1,572,979	(6,156,305)	(7,322,514)	(856,152)	(1,214,835)	12,544,963	2,667,114	7,319,769	8,211,166	(227,324)	67,585	19,637,408	10,945,864
Non-Operating Income (Expense)																				
Interest Expense	(116,840)	(114,805)			(3,742,884)	(2,715,847)		(1,000)					(3,859,725)	(2,831,652)	(163,219)	(163,219)	544,394	299,943	(3,478,549)	(2,694,927)
Interest Income	876,239	667,336	49,603	225	409,662	134,496	580,735	92,065	72,289	602	4,808	6	1,993,336	894,731	20,816	63	(579,265)	(299,943)	1,434,886	594,850
Replacement/Extraordinary Item	(617,565)	(724,036)			(836,394)	(781,976)			(23,528)	(3,477)			(1,477,488)	(1,509,489)					(1,477,488)	(1,509,489)
Other Income (Expense)	(1,497,702)	(1,447,529)		2,550	166,308	(251,064)		(14,700)		4,248			(1,331,393)	(1,706,496)			296,808		(1,034,585)	(1,706,496)
Management Fees	(2,871,540)	(2,904,547)	(1,445,535)	(1,575,513)	(1,359,990)	(1,766,745)	(3,037)	(2,586)	6,514,175	6,874,916	(4,011)	(3,415)	830,062	622,110	(807,850)	(659,215)	(69,484)	(67,585)	(47,272)	(104,690)
Transfers	969,001	739,425	(7,669,052)		5,728,577		1,019,927						472,273	44,791	520,726	784,215	(520,726)	(784,215)		0
Total Non-Operating Income (Expense)	(3,258,407)	(3,784,156)	(9,064,984)	(1,572,738)	365,279	(5,381,137)	1,597,625	73,779	6,562,936	6,876,290	473,070	41,382	(3,324,481)	(3,746,581)	(1,470,978)	(1,606,586)	192,453	(67,585)	(4,603,007)	(5,420,752)
Surplus or Deficit Prior to Non-Cash Items	(2,633,227)	(2,214,963)	1,366,375	(577,861)	4,893,941	1,686,277	5,569,844	1,646,758	406,631	(446,224)	(383,082)	(1,173,454)	9,220,481	(1,079,468)	5,848,791	6,604,580	(34,872)		15,034,401	5,525,112
Non-Cash Items																				
Depreciation & Amortization	(4,241,858)	(5,137,410)	(12,051)	(7,906)	(2,754,033)	(2,346,194)	(4,261)	(4,598)	(67,337)	(50,099)	(273)	(268)	(7,079,813)	(7,546,474)					(7,079,813)	(7,546,474)
Non-Oper Income (Expense)	1,841,009	5,968,764			(479,748)	(28,314)	477,418	(156,320)	(6,976)	150			1,831,703	5,784,279	(2,117,049)	(6,616,008)			(285,347)	(831,729)
Total Non-Cash Items	(2,400,849)	831,354	(12,051)	(7,906)	(3,233,781)	(2,374,508)	473,157	(160,919)	(74,314)	(49,949)	(273)	(268)	(5,248,111)	(1,762,195)	(2,117,049)	(6,616,008)			(7,365,160)	(8,378,204)
Change In Net Assets	(5,034,077)	(1,383,609)	1,354,324	(585,767)	1,660,160	(688,232)	6,043,000	1,485,839	332,317	(496,173)	(383,354)	(1,173,721)	3,972,370	(2,841,663)	3,731,741	(11,429)	(34,872)		7,669,240	(2,853,092)

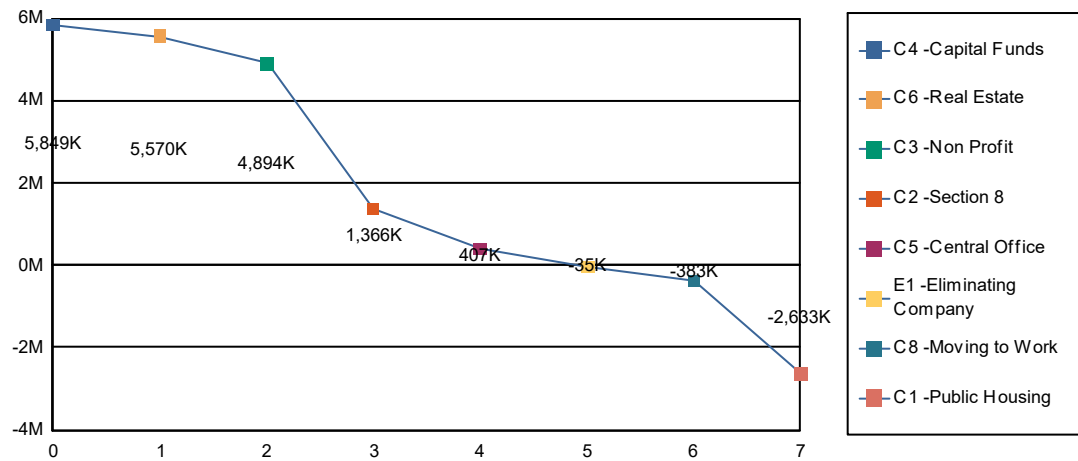
Net Revenue
by Line of Business



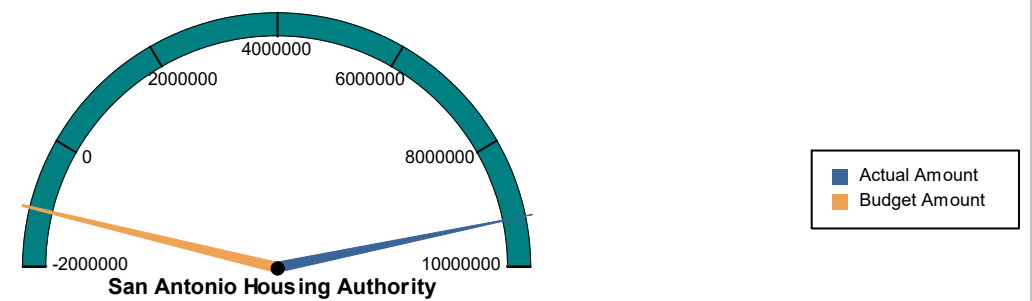
Top 10 Operating Expenses
Excluding HAP Expenses



Surplus or Deficit Prior to Non-Cash Items
by Line of Business



Subtotal Surplus or Deficit Prior to Non-Cash Items
(Before Capital Funds)





San Antonio Housing Authority
Summarized Combined Balance Sheet
Amounts in Thousands
Period Ending December 31, 2022

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	Public Housing		Section 8		Beacon		Real Estate Services		Central Office		Community Initiatives		Capital Funds		Eliminating Company		Combined Total		
	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year	
Assets																			
Current Assets																			
Cash & Investments, Unrestricted	7,799	11,045	7,041	3,482	19,961	19,707	24,456	8,665	4,696	12,236	538	236						64,491	55,370
Cash & Investments, Restricted	12,123	12,888	2,741	7,676	15,940	16,910	10,357	3,030	1,043	647	497	566	1,775	2,882				44,476	44,599
Accounts Receivable	1,425	396	109	144	12,129	8,037	708	322	6,349	1,529	419	260	1,752	1,546	(16,096)	(6,543)		6,796	5,690
Prepaid Expenses and Other Current Assets	694	322	6,867	6,639	1,533	1,051	23	11	135	140	12	9						9,265	8,171
Total Current Assets	22,041	24,650	16,757	17,941	49,562	45,704	35,544	12,027	12,223	14,552	1,467	1,070	3,528	4,428	(16,096)	(6,543)		125,027	113,829
Fixed Assets																			
Land, Buildings and Equipment	397,966	393,927	849	800	218,290	198,905	82,498	66,026	2,889	3,158	22	22						702,515	662,838
Construction In Progress	14,338	16,610			31,169	18,910	255	255	277	103			33,646	28,943				79,684	64,821
Accumulated Depreciation	(316,180)	(307,643)	(774)	(754)	(115,423)	(102,251)	(197)	(178)	(2,090)	(2,334)	(22)	(21)						(434,686)	(413,180)
Total Fixed Assets	96,125	102,893	74	47	134,037	115,565	82,556	66,103	1,076	927		2	33,646	28,943				347,513	314,479
Other Non-Current Assets																			
Other Non-Current Assets	47,908	45,739			10,137	8,932	37,944	45,713							(29,648)	(33,563)		66,341	66,820
Total Other Non-Current Assets	47,908	45,739			10,137	8,932	37,944	45,713							(29,648)	(33,563)		66,341	66,820
Deferred Outflow of Resources																			
Deferred Outflow of Resources					279	2,220												279	2,220
Total Deferred Outflow of Resources					279	2,220												279	2,220
Total Assets & Deferred Outflow of Resources	166,074	173,282	16,832	17,987	194,015	172,420	156,044	123,843	13,299	15,479	1,467	1,072	37,173	33,371	(45,743)	(40,107)		539,161	497,348
Liabilities																			
Current Liabilities																			
Trade Payable & Accruals	6,278	1,947	1,077	338	6,119	5,044	109	68	857	145	63	71	1,603	1,922	(7,793)	(1,711)		8,314	7,825
Other Current Liabilities	2,471	3,754	3,397	7,360	9,525	15,053	3,035	1,713	923	1,045	851	235	2,629	2,671	(9,335)	(8,753)		13,496	23,080
Total Current Liabilities	8,749	5,702	4,474	7,698	15,644	20,097	3,144	1,781	1,780	1,191	914	307	4,232	4,593	(17,128)	(10,464)		21,809	30,904
Non-Current Liabilities																			
Non-Current Long Term Debt	5,499	5,577	868	698	137,729	114,547	56,858	45,518					11,973	14,623	(26,871)	(27,932)		186,057	153,031
Total Non-Current Liabilities	5,499	5,577	868	698	137,729	114,547	56,858	45,518					11,973	14,623	(26,871)	(27,932)		186,057	153,031
Deferred Inflows of Resources																			
Deferred Inflow of Resources					186													186	
Total Deferred Inflow of Resources					186													186	
Total Liabilities & Deferred Outflow of Resource	14,248	11,279	5,342	8,396	153,559	134,644	60,002	47,299	1,780	1,191	914	307	16,205	19,216	(43,998)	(38,397)		208,052	183,936
Equity																			
Equity																			
Invested In Capital Assets	96,125	102,893	74	47	(4,026)	(3,995)	81,089	64,636	1,076	927		2	19,193	12,076	21,238	23,627		214,769	200,214
Restricted Net Assets	12,123	12,888	2,741	7,676	15,940	16,910	10,357	3,030	1,043	647	497	566	1,775	2,882				44,476	44,599
Unrestricted Net Assets	43,579	46,223	8,675	1,869	28,542	24,862	4,596	8,877	9,400	12,714	56	198	0	(803)	(22,983)	(25,338)		71,864	68,601
	156,860	165,375	10,136	11,744	38,795	37,608	89,999	72,025	11,187	13,784	936	691	17,236	10,345	(1,710)	(1,647)		323,439	309,926
Liabilities, Deferred Inflows of Resc and Equity	166,074	173,282	16,832	17,987	194,015	172,420	156,044	123,843	13,299	15,479	1,467	1,072	37,173	33,371	(45,743)	(40,107)		539,161	497,348